



NEWSLETTER

"Building Quality in Housing Through Partnership"

Demolition of Columbus Homes Paves Way For New Townhouses

Vol. 1 No. 4

The Newark Housing Authority (NHA) completed Phase One of the long-awaited demolition of Christopher Columbus Homes in Newark's Central Ward this past March when approximately 3,800 pounds of explosive fitted into 6,000 holes imploded four of the eight 13-story

buildings. Christopher Columbus Homes is bounded by Seventh Avenue to the north, Summer Avenue and High Street to the east and Sheffield Drive to the west and south. Auto, rail and air traffic were halted in the area for the implosion.

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The two center buildings of four that were imploded at Christopher Columbus Homes collapse following the detonation of the explosives.

NHA DIRECTOR OFFERS VIEWS ON PUBLIC HOUSING TO LAWMAKERS

Recently Newark Housing Authority (NHA) Executive Director Harold Lucas shared his experience and knowledge of public housing with legislative decision-makers at a hearing on public housing in the nation's capital to help them evaluate the usefulness of existing federal

laws that govern the operations of public housing authorities (pha). Mr. Lucas' views were underscored by the U.S. Department of Housing & Urban Development's Inspector General Susan Gaffney and Jacquelyn Williams-Bridges, of the General Accounting Office.

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From the Executive Director

"It is clearly evident that the problems of the Authority are deeply rooted, underscoring an urgent need for a full-scale house cleaning . . . but the first order of business should be the appointment of a receiver . . ."

—From a Newark Star-Ledger Editorial, January 31, 1992



In case no one was paying attention, or was not aware of it, the Newark Housing Authority was just weeks if not days from being taken over by the U.S. Department of Housing and Urban Development when I took over as Executive Director in mid-March of 1992.

The NHA was being excoriated in the press, in court, at HUD and in local government halls. Nationally, the NHA was the one urban authority everyone pointed at when they wanted to cite a classic example of failed public housing. It seemed that, despite its efforts, the NHA couldn't do wrong right.

But that was then and this is now and in the most extraordinary two-year turnaround in public housing history, the NHA is now looked upon as one of the shining lights among public housing authorities. As you know, we were removed from HUD's "troubled list" last year, we have 659 new townhouses built or under construction, we have been awarded \$50 million for the Walsh Homes site, and most dramatically, we said "good-bye" to Columbus Homes.

Operationally we have made great strides in our internal functions, notably on the administrative side, as well as programatically, but there still is much room for improvement. Nevertheless, we, in all candor, have gone from the outhouse to the penthouse in just two years.

I am frequently invited to Washington where most recently I met with President Bill Clinton and Vice President Al Gore, HUD Secretary Henry Cisneros and his senior staff, Senator

Barbara Mikulski (D-Md.) of the Senate Appropriations Committee, one of the most powerful persons in the Senate and a staunch supporter of public housing, and her staff, as well as the staff of the Subcommittee on Housing and Community Development chaired by Congressman Henry B. Gonzalez (D-Tex.), chairman of the Housing Banking Committee. Moreover, HUD staff has suggested that other "troubled" housing authorities consult with us regarding getting off the negative list, and we are often asked for our opinion, input and solutions to vexing housing problems nationwide.

We now are consulted on a variety of HUD

policy issues and our presentation and position on developing flexibility in the one-for-one replacement law to allow demolition of antiquated, time worn, high-rise buildings, in lieu of exorbitant rehabilitation, is now the position of Secretary Cisneros and HUD. The Community and Investment Act of 1994 would now allow modernization funds to be used for demolition and replacement housing, and Cisneros has suggested spending \$1 billion for high-rise demolition.

Moreover, as a result of my being the leading proponent of "right-sizing" public housing authorities to adjust to the current population and market, the NHA has assumed a national leadership role in the process, and we are

going to be the Authority spotlighted to show that urban public housing can succeed.

We have a heavy task ahead of us, but with everyone doing his or her job productively and working together, we will accomplish our goals, continue to make you proud and make the NHA the envy of all other housing authorities.



Harold Lucas and HUD Secretary Henry Cisneros share ideas during a tour of Hayes Homes.

Harold Lucas
Executive Director

NHA Advances Goal To Build New Housing

This past April, the Newark Housing Authority (NHA) furthered its effort to provide new housing when the Authority launched two construction start projects that will result in 393 additional townhouses for Newark residents.

The first construction start ceremony, held at Seventh Avenue (West) and North 13th Street in the city's West Ward, ushered in the construction of 194 new townhouse units which will be scattered among Newark's Central, North and West Wards.

Designated as NJ2-42, the project consists of 107 units in the Central Ward, 93 of which will be bounded by Seventh Avenue and Crane, Stone and Cutler Streets; and 14 units will be on Fifth Street (between Fourth and Sixth Streets and Seventh Avenue (West). An additional 37 units will be built in the North Ward, between Mt. Pleasant Avenue and Broad Street, Oriental Street and Highland Avenue, and the remaining 50 units will be scattered throughout the West Ward, between North 11th and North 14th Streets and between Sixth and Seventh Avenues West.



Joining Harold Lucas to ready the grounds at the Scudder Homes site are Mayor Sharpe James and NHA Commissioners Terry Pringle, Lynell Robinson, Gloria Cartwright and Doris McCray-Crank.

The units will include three, four and five-bedroom as well as several units equipped for the physically challenged. In addition, alternating colors for the exteriors, such as the shingles and roofs, will be used to lend variety and appeal to the units. The developer selected to build the townhouses, which are expected to be completed by Spring 1995, is the Kemsco Development Group of Newark.

"These 194 units of new housing have been designed so that the housing can and will be an asset to the community," said NHA Executive Director Harold Lucas at the ceremony. "By incorporating the proper densities and building the houses properly, we are doing all we can so that the residents will have a bigger stake in the housing and will thereby work to make the



NHA Executive Director Harold Lucas and Newark Mayor Sharpe James review the design of the new townhouses to be built at scattered sites in Newark's Central, North and West Wards.

neighborhoods better and improve the quality of life for all citizens, especially the children."

"Isn't it great," NHA Chairperson Gloria L. Cartwright asked those assembled for the occasion. "I believe we must be doing something right."

Newark Mayor Sharpe James remarked that the NHA is constructing new housing throughout the city, "and the best part is that it doesn't look like public housing. It looks the same as market-rate housing; people are coming by and asking 'can I buy them.' They don't believe it's public housing."

This construction start marked the third major construction project begun by the NHA in the last 18 months. It is a \$20.5 million project which is being financed by the New Jersey Housing and Mortgage Finance Agency through the continuing efforts of a federal, state and city task force chaired by Newark Mayor James.

"The Task Force has fostered cooperation among the local community, the developers and the banking

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NHA Commissioner Doris McCray-Crank chats with former New York Knicks basketball star and Hall of Famer Earl Monroe who joined NHA and city officials for the construction start ceremony at the Scudder Homes site.

NHA Advances (CONTINUED FROM PAGE 3)

community," said Mr. Lucas. "We have created a process whereby the decision-makers from the major housing departments in government help expedite the NHA's construction. The NHA's role in the process is one of developer selection, procurement, coordination of the many requisite tasks and overall responsibility for final construction.

"In a short time, the Task Force process has resulted in 460 townhouse units under construction or completed since October 1992, which reflects what can be achieved when people work together," Mr. Lucas said.

Joining the NHA officials for the ceremony were Councilmen Ronald Rice and Anthony Carrino and Reverend Edward Harper, of Bethany Baptist Church of Newark, who rendered the invocation.

Three weeks later, the NHA initiated a second project to construct 199 more townhouses, which represented the fourth major construction activity undertaken by the NHA in the last 18 months.

Speaking from the Scudder Homes site where 150 townhouse units will be built, Mr. Lucas said, "In 1987 four high-rise buildings were demolished at this site to allow for 101 new townhouses. Unfortunately there were construction problems and the townhouses on the partially completed project had to be razed.

"Today's construction start ceremony for these 199 units reflects the new NHA and the extraordinary progress it is making in building low-cost, quality housing in the city. Let me assure you, that such a situation will never again occur at the NHA, and let today's ceremony not only permanently put to rest any negative past perceptions, but be representative of the current achievements of the NHA," Mr. Lucas added.

"Can you believe it," asked Gloria L. Cartwright, chairperson of the NHA Board of Commissioners. "The housing authority continues to make unbelievable strides."



Construction progress underway at the Scudder Homes site.

Mayor Sharpe James commended Mr. Lucas for bringing new housing to the city and added that the townhouses will contribute to the revitalization of the Central Ward.

The 150 units currently under construction in the Central Ward are bounded by Court, Mercer, Lincoln and Broome Streets. The remaining 49 units are being built at scattered sites in the East Ward. The design includes two, three, four and five-bedroom units. In addition, the Central Ward site will feature a community room, complete with a kitchen and management office, as well as a maintenance facility.

"We have 659 units of new housing under construction in what has to be record time, and I feel comfortable in saying that our NHA new construction program is in the forefront among public housing authorities nationwide," Mr. Lucas said.

The project, scheduled to be completed by next fall, is being built at a cost of \$20.2 million. The designated developer for this project is Bellemead/Newark Development Corporation of Roseland, New Jersey.

The NHA Voices of Hope Mass Choir made an appearance at the ceremony, riveting those gathered with rousing song. Also joining the NHA for the occasion were NHA Commissioners Doris McCray-Crank and Terry Pringle, Diane Johnson, area manager, U.S. Department of Housing and Urban Development, Newark Office, Donald Norton, president of Bellemead/Newark Development Corporation, Central Ward Councilman George Branch, Reverend Edward B. Smart, Jr., pastor, Israel Memorial AME Church, who provided the invocation, and Mary E. Rone, president of the Newark Tenants Council, Inc. (NTC), as well other members of the NTC.



Steel beams are being positioned on the foundation at the Scudder Homes site where 150 townhouses will be built.

NHA Director

(CONTINUED FROM PAGE 1)

Mr. Lucas, who was invited to testify by the U.S. House of Representatives' Government Operations subcommittee, detailed the dilemmas that many phas face because of stringent and obsolete regulations. Specifically, he explained that the one-to-one replacement rule, which calls for phas to build one unit for every unit demolished, forces phas to maintain nonviable public housing that diminishes the quality of life for residents.

In view of the lack of funding for new construction, the one-to-one replacement rule has had "a devastating impact on the NHA's mission to provide safe, decent and sanitary housing for all of its residents, and has proved to be one of the most negative, and has created one of the most divisive situations imaginable in the Newark community," said Mr. Lucas in addressing the subcommittee. He added that the one-for-one policy has a paralyzing effect on phas and presently serves no useful purpose.

Mr. Lucas also described the cost of maintaining the NHA's nearly unoccupied buildings, namely Hayes Homes and Scudder Homes, as "tremendous."

"The subsidies the NHA receives to keep them open actually results in a loss for the agency, prevents the NHA from vacating the buildings where there is no plan, strategy or funding to repair the vacated units and places the authority in the unenviable position of performing expensive apartment repair work and repairing major systems throughout its high-rise complexes that are deemed nonviable," he added.

He recommended that housing vouchers be substituted for the one-to-one replacement requirement to permit residents to move anywhere in the state. He also stressed that Congress should exclude the high-rise complexes from the one-to-one replacement rule if it has been determined that the complexes are less than 30 percent occupied and are deemed nonviable.

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Harold Lucas



NHA Executive Director Harold Lucas and Newark Public Library Director Alex Boyd look over a book with Baxter Terrace resident Jahara Rodriguez at the new reading center.

Library Centers Launched At Five NHA Complexes

A perfect spring day heralded the grand opening of five reading centers at Newark Housing Authority (NHA) complexes this past May. Held at Baxter Terrace complex where Mayor Sharpe James, NHA Executive Harold Lucas and Newark Public Library Director Alex Boyd joined legislative representatives and NHA resident leadership, the grand opening was the culmination of years of planning and renovations at the selected complexes.

Funded by a grant from the U.S. Department of Housing & Urban Development, the project is a joint effort of the Newark Public Library and the NHA. Senators Frank Lautenberg and Bill Bradley, as well as Congressman Donald Payne, played significant roles in bringing this project to Newark's public housing complexes.

In addition to Baxter Terrace, reading centers are located at James C. White Manor (senior), Seth Boyden Elderly, Soul-O-House, a drug rehabilitation center located in Stella Wright Homes, and Bradley Court (family complex).

These sites were chosen because of the "demonstrated need and interest on the part of residents, strong tenant leadership, available space and location," said Gloria L. Cartwright, chairperson of the NHA Board of Commissioners. The centers serve senior citizens, youth and families and recovering youthful substance abusers who now have access to informational and reading materials, as well as computers for their personal and academic enrichment.

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NHA Employees Rally To Support PECC

Once again and true to form, Newark Housing Authority (NHA) employees rose to the occasion, enabling the Authority to realize its established goal of \$20,000 during the 1993-94 Public Employee Charitable Campaign (PECC).

Through this effort, held annually among county, municipal and school employees who work in Essex and West Hudson counties, employees can contribute to a participating human service organization of their choice and support charitable activities that help those in need.

NHA departments which achieved 100 percent participation included the executive office, assistant executive director's office for programs, personnel, public relations, risk management and affirmative action, as well as Kretchmer Elderlies (NJ-21A and NJ-17), Barbara Smith, manager, Branch Brook Park Manor, Dorothy Simpson, manager, and Stephen Crane Elderly, Gloria Maxwell-Abebe, manager. In addition, Tom Mee, central maintenance division, was the lucky winner of a trip for two to Freeport, Bahamas, courtesy of Blue Cross/Blue Shield of Newark.

The NHA's participation in the PECC was coordinated by Gloria Currey-Williams and a steering committee comprised of Shirley Payne, housing management; Mariselis Palacios, assistant executive director's office;

Alan Rubin, legal; Diashana Coleman, finance; Lucette Brown, budget; Pearl Upchurch, affirmative action; Joyce Bailey, redevelopment; Erica Thomas, security; Keith Reid, modernization; and Inez Smith-Reeves, tenant placement. Also, Kareemah Rodgers, Denise Louis and Larry Howell, personnel; Faith Wiley, family services; Sandra Jenkins and Yvonne Reynolds, public relations; Robin Bridges, contracts; and Cynthia Greene, central maintenance.



Lucette Brown of the NHA's Budget Division (right) receives a certificate of appreciation from Pat Johnson of the Lupus Foundation for her effort as a member of the NHA's PECC Steering Committee.



NHA Executive Director Harold Lucas and Gloria Currey-Williams, the NHA's Public Employee Charitable Campaign coordinator, proudly show a certificate presented to the agency by the PECC of Essex and West Hudson counties for achieving its established goal.

Harold Lucas congratulates Margaret Jackson of the NHA's Risk Management Division on the division's full participation in the campaign.



Robin Bridges of the Contracts Division and one of the NHA Public Employee Charitable Campaign's Steering Committee members who received a certificate of appreciation from Emmett Van Jordan of the United Negro College Fund, Inc.



HUD Secretary and Top Aides Visit NHA



Joining HUD Secretary Henry Cisneros (3rd from left) who presented a \$50 million check to the NHA are (l. to r.) U.S. Representatives Marge Roukema, Donald Payne and Robert Menendez, NHA Commissioner Gloria L. Cartwright and Executive Director Harold Lucas.

When U.S. Development Department of Housing & Urban Development (HUD) Secretary Henry G. Cisneros and 15 of his top aides held a town meeting at the Newark Housing Authority's (NHA) Archbishop Walsh Homes to learn first-hand about the concerns of Newark public housing residents, it was an historical event for the Authority.

Accompanied by Mayor Sharpe James, Representatives Donald Payne, Robert Menendez and Marge Roukema, NHA Executive Director Harold Lucas, City Council President Gary Harris, Monsignor William J. Linder, founder of New Community Corporation (NCC), Secretary Cisneros began his visit to the city of Newark with a tour of the NHA's new townhouses at 18th Avenue and Boyd Street, Harmony House and Hayes Homes.

Upon arriving at Walsh Homes, a 630-unit complex located in the city's north ward and addressing the standing-room only crowd of public housing residents and residents of the community, Mr. Cisneros said, "The whole purpose is for us to be able to leave here with your impressions. Our main purpose is to listen. This will enable us to better understand the urgency of our mission to help communities rebound economically."

Following his remarks, the Secretary presented a check for \$50 million to Mr. Lucas to improve the living conditions at the complex. He also presented a \$24 million check to Monsignor Linder to renovate two abandoned high-rise buildings at the NHA's Hayes Homes complex.

The NHA will use the \$50 million HOPE VI (Housing Opportunity for People Everywhere) grant to rehabilitate the Walsh homes site, upgrade elevators and increase community support services.

Mr. Lucas said, "This grant is a further manifestation of the hard work we are doing to fulfill the NHA's mandate of providing low-cost quality public housing. We are committed to working on behalf of our residents to improve their quality of life and all our efforts are directed toward their best interests."

He also expressed his appreciation for the outstanding support of Senators Bradley and Lautenberg and Representatives Menendez, Payne and Roukema, who "presented a persuasive case to HUD on behalf of the NHA."

Chairperson Gloria L. Cartwright, who gave remarks on behalf of the NHA Board of Commissioners, said, "Today's grant of \$50 million for the restoration of Walsh Homes goes to the heart of our commitment — to do the best we possibly can for the benefit of our public housing residents."

"For so long it seemed that no one cared about what happened to us," said Sarah Richardson, president of the Walsh Homes Tenants Association. "Mr. Lucas has delivered on his promise to clean up Walsh Homes. The grounds have been cleaned and children can ride their bikes; security is better, apartments have been renovated and front doors replaced. We now have a chance to restore Walsh Homes to what it used to be."



Councilman George Branch (l. to r.) and Betty Rufalo, president of the Newark Public Library Board of Trustees, share in the achievement of the grand opening. Louis Copeland, representing U.S. Representative Donald Payne, Monica Slater, of U.S. Senator Frank Lautenberg's office, and Edward DeVoe, representing U.S. Senator Bill Bradley, also join the NHA for the occasion.

Library Centers (CONTINUED FROM PAGE 5)

The five self-contained rooms were designed to address the needs of the resident populations at each site and contain a wide variety of educational materials. Baxter Terrace is the largest site with four computer terminals, four handcrafted modular table units and hand-made book shelves for more than 2,000 books. Each of the other sites has one computer terminal, which will be connected to the NPL's mainframe, and all will have a television/VCR unit. In addition, literacy training and a GED program will also be provided, as will programs and workshops to inform residents of information services and resources available to them at their local libraries.

Under the program, the centers are managed by on-site managers, who have been trained by NPL librarians. Gradually, the responsibility for the program will be transferred to the residents.

"This is one of the most significant projects we've been able to accomplish," said Mr. Lucas. "This project could not have been achieved but for the strong partnership that exists between the NHA and the Newark Tenants Council, Inc. (NTC)."

Mayor James echoed similar sentiments. "We can't go anywhere without a partnership between the NHA Board of Commissioners, the NTC, the city and the NHA."

On behalf of the NHA Board of Commissioners, Chairperson Gloria L. Cartwright said, "This is a magnificent day and truly a milestone for the NHA. Yes, we're building new housing but, more importantly, we're attempting to build character and instill pride in people."

Dr. Alex Boyd, president of the NPL, to whom Lucas referred as "the engine that helped us put this project together and who was generous with his staff and

leadership," said, "Many cities across the nation are seeking to bring the library to the community. Everyone can feel a sense of pride because Newark has accomplished something unique."

Mary E. Rone, president of the NTC, remarked that the grand opening of the reading centers represented "a movement toward learning and was a part of the dream of tenant leaders."

"The Library's role has been to reach out to the community," said Betty Rufalo, president of the NPL's Board of Trustees. "Access to the main library and its branches is not always easy, and we are committed to these reading centers and making them better." On behalf of the Newark Municipal Council, Councilman George Branch congratulated Harold Lucas "on a job well done," adding that "our seniors and youngsters can visit the centers and get important information."

"This program is about families and a community coming together, growing together, broadening horizons and restoring hope. It's about finding innovative ways to facilitate positive changes in our lives," stated Monica Slater who read a letter from Senator Frank R. Lautenberg. "Because of the NHA's and the NPL's vision and advocacy, many families will experience a new beginning and a better quality of life," stated the letter.

Also attending the opening were Edward DeVoe, legislative assistant to Senator Bradley, Louis Copeland, who represented Congressman Donald Payne, then Deputy Mayor and now recently elected Councilman Luis Quintana, NHA Commissioners Doris McCray-Crank, Lynell Robinson and Terry Pringle, NTC Executive Director Robert Spencer, and Louise Williams, president of the Baxter Terrace Tenants Association.

NHA BRIEFS

- ✓ In recognition of their heroic efforts, the Newark Housing Authority (NHA) Board of Commissioners presented certificates of commendation to employees **Saladine Baxter** and **Sunderdat Sookram** and residents of Stella Wright Homes **Gregory P. Sanders** and **Kerman Coleman**. These individuals risked their personal safety and prevented a tragedy by rescuing two young children trapped in a burning apartment at Stella Wright Homes recently.
- ✓ The NHA's Voices of Hope Mass Choir is becoming the choir of choice to be invited to community and religious functions. This past July, the 55-member choir performed in the Senior Citizen's Talent Extravaganza and Contest as part of New Community Corporation Pathmark Shopping Center's Fourth Anniversary Celebration on Bergen Street and South Orange Avenue. The choir garnered second place and won a \$75 prize, beating out nearly 15 groups and performers who danced and sang for the occasion. The choir also performed for the Puerto Rican Festival in Branch Brook Park later that evening. Other recent special events in which the choir has participated included a benefit program sponsored by Planned Parenthood of Essex County and Councilman Donald Bradley's Annual Community Breakfast.
- ✓ Congratulations to NHA Commissioner **Gloria L. Cartwright** on being honored as one of the South Ward's "Most Outstanding Women" at Councilman Donald Bradley's Annual Community Breakfast. Ms. Cartwright, who has received many citations for her community service, is a member of the Mayor's



Shirley Payne (right), the NHA's coordinator of monitoring and evaluation, Department of Housing Management, was recently celebrated by her colleagues and family at a retirement party in her honor. NHA Commissioner Gloria Cartwright (l to r.), Executive Director Harold Lucas and Commissioner Doris McCray-Crank present Ms. Payne with a plaque for meritorious service with the NHA.



Pictured are NHA Executive Director Harold Lucas and several representatives of a 47-member delegation from the Republic of Belarus, a former Soviet republic, who recently visited the NHA to learn more about how to improve housing in their country. The group, comprised of construction managers and government officials, attended a special briefing session and toured James C. White Manor as well as the NHA's new construction projects underway throughout the city to see how the NHA operates its construction program.

Commission on the Status of Women, the city's Housing Finance Corporation and the National Council of Negro Women.

- ✓ Retirement Roundup: Co-workers, family and friends of **Shirley Payne** recently hosted a retirement party in her honor at Don's Twenty-One, Newark. Ms. Payne, who retired after serving 26 years with the NHA, worked in the NHA's Department of Housing Management. The NHA wishes Ms. Payne a happy and healthy retirement! The NHA also extends best wishes for a healthy and enjoyable retirement to the following individuals: **Carmine DeLuca**, **Andrew Dedinsky**, **Raymond Spinelli**, **Stephen Teemer**, **Peter Gonnella**, **Juan Martinez**, **Wayne Jordan**, all of housing management; and **Mildred Miele**, finance department.
- ✓ The NHA recently instituted a no smoking policy in accordance with state law NJSA 26:3 (D) which prohibits smoking in all lobby areas, offices and meeting rooms open to the general public in all NHA office complexes.
- ✓ **Joseph Mennella**, the NHA's Personnel Officer, was recently sworn in to his second three-year term as a member of the Newark Commission on Veterans Affairs in Newark Mayor Sharpe James' office. NHA



The NHA made a great showing in the city-wide African-American Heritage Day Parade this past May as many enthusiastic NHA youngsters, outfitted in their colorful tee-shirts and hats provided by the NHA, came out to represent the Authority. The participants/complexes included the Bradley Court Drill Team, the Boy and Girl Scouts, Bergen Street, Chadwick Avenue, Stella Wright Homes, and the NHA's Drug Elimination Basketball Teams.

colleagues Dorothea Lee and Donald D. Baker are also members of the Commission.

- ✓ The NHA is pleased to announce that **Esther Estrella** has been selected the NHA's 1994 honorary "Executive Director For The Day." She received this designation for being chosen one of the top three contestants in the 1993 annual City-wide Senior Citizen Fashion and Cultural Extravaganza, aimed at honoring the achievements of senior citizens and giving them the opportunity to enjoy their golden years in a venue that features a fashion show, live entertainment and refreshments. Sponsored by the NHA and other city and community agencies, the annual event is attended by many NHA seniors who receive transportation to the event under the coordination of the NHA's Family Services Division. The NHA's Public Relations Division is making preparations to honor Ms. Estrella at a special program.

- ✓ The NHA was selected to participate in a training program on drug prevention and development strategies as part of an initiative sponsored by the Center for Substance Abuse Prevention and the U.S. Department of Housing and Urban Development. Designed specifically for recipients of public housing drug elimination program funds, the training focused on helping the NHA develop a realistic plan to address specific problems. Representing the NHA were **Teresa-Anne Hatchett**, **Kenneth West**, **Sid Travis**, **Joseph Foushee** and **Ava Friedman**. Also **George Stampe**, **Doris Schenck**, **Walter Bateman**, **Robert Spencer** and **Carter Mangan**.

- ✓ NHA Commissioner **Terry L. Pringle** was honored as "Businesswoman of the Year" by the North Jersey



This year the NHA incorporated a replica of a house positioned on a float into its parade presentation. The replica was painstakingly constructed by Tony Lombardi, Gerard Costella and Manny Rodriguez of the NHA's Department of Redevelopment.



The NHA's Security Division, led by Chief Joseph Foushee, was also out in full regalia for the African-American Heritage Day Parade.

Unit of the National Association of Negro Business and Professional Women's Clubs, Inc. (NANBPWC) at its 38th annual Founders Day Brunch. Ms. Pringle, who was selected from the NANBPWC's membership, serves as a division manager for Blue Cross/Blue Shield of New Jersey, and is a founding officer and executive board member of the Minority Network, an employee organization of the New Jersey Blues.

- ✓ In recognition of the progress realized at the NHA, Executive Director **Harold Lucas** was honored by the New Jersey Association of Public and Subsidized Housing Residents, Inc. at its conference in Absecon, NJ.
- ✓ Seniors who live at Kretchmer Elderly and Seth Boyden Elderly complexes were treated recently to a "Seniors Day At Wendy's Restaurant." General manager **Kevin Tunstall** and Reverend **Veronice Horne** coordinated the event which included the presenta-

tion of token gifts to the seniors and a photo session. Many thanks to the NHA Security Division and Chief Joseph Foushee for their assistance.

- ✓ **Carolyn Reese** has been appointed acting chief of the NHA's Division of Family Services. Ms. Reese, formerly chief of monitoring and evaluation in the assistant executive director's office, is responsible for the supervision of 20 staff members who coordinate social services programs for NHA residents.
- ✓ Friends and well-wishers recently gathered at James C. White Manor to pay tribute to NHA Commissioner **Wilnora Holman** for her many contributions to the Newark community. Known affectionately as "Mother Holman," Commissioner Holman has selflessly served the city, including as a former member of the Newark Board of Education and president of the James C. White Tenants Association. Commissioner Holman has received many awards and significant appointments in recognition of her progressive leadership and advocacy in the areas of civil rights, community development, and economic empowerment and equal opportunity for women. The NHA salutes Mother Holman for her exemplary leadership and panache!
- ✓ The NHA recently invested in the community by helping 30 participants acquire on-the-job training in building maintenance as part of a joint program with Careerworks, Inc. The NHA identified 14 apartments at Stephen Crane Elderly as the training site where the nine females and 21 males made repairs. The NHA commends **Claudia Smith**, assistant executive director's office, **LaMark Tillery**, department of housing management, and **Curt Grayson** and **Levi Bohannon**, of the personnel department, for their outstanding efforts to make the training program successful!
- ✓ Hats off to **Dorothea Lee**, chief of the NHA's tenant selection/Section 8/tenant placement division, who wears many hats in her work on behalf of the community! As the second vice commander of programs for the AMVETS, the largest World War II veterans' organization and a former major with the New Jersey Air National Guard, Ms. Lee was recognized recently in the New Jersey AMVETS newsletter for securing special New Jersey license plates for and on behalf of American veterans and her efforts to promote public awareness of the many contributions of military service veterans. In addition, she was also recently awarded the National Sojourner Truth award by the National Association of Negro Business and Professional Women's Clubs, Inc., the Air Force Association (AFA) Citation by the Sal Caprigione Chapter of the AFA, and the AMVETS of the Year Award for outstanding service by the New Jersey Department of AMVETS.
- ✓ Kretschmer Homes hosted the East Ward Center of United Community Corporation which presented a program aimed at increasing the awareness of the dangers of drugs and the daily activities of the police among youth who live at the complex. Featured were the Newark Police Department's Bike Squad and DARE Program, as well as Flip City. Refreshments were donated by the Kretschmer Tenants Association and the NHA's Family Services Division.
- ✓ Congratulations to **Donald Baker** on being appointed the NHA's new director of the office of drug elimination program. Mr. Baker is charged with overseeing the NHA's efforts to reduce drug activities at NHA complexes and improve the quality of life for residents. Kudos are also in order for Mr. Baker who recently graduated from the Essex County Police Academy and joined the ranks of county's volunteer sheriff's deputies. This achievement fulfills a lifelong dream for Mr. Baker who works varied assignments and augments security details at special events and at area shopping malls and city shopping districts.
- ✓ The call was issued and 25 NHA employees, both men and women, answered in the affirmative to join as a team and compete in a city-wide softball league. The team has already earned a playoff spot, but will try to improve on its won loss record of 4-6 in the two remaining games left in the regular season. The team has prevailed against the Newark Museum, New Jersey Transit, the Assassins, representing Newark's Office of Recycling, and United Hospital.
- ✓ Several NHA senior complexes were represented in the city-wide Fifth Annual Senior Citizen "Living Legacy Fashion Extravaganza" at the Robert Treat Hotel, co-sponsored by the NHA. They were **Ida Clark**, Scudder Homes, **Walter Bateman**, Baxter Terrace, **Nannie Fitts**, Kretschmer Homes, **Rose Florio**, Stephen Crane Elderly, **James DiAndrea**, Branch Brook Park Manor, **Angie DeMeo**, Stephen Crane Village, **Marian Ferrioli**, Stephen Crane Elderly, **Juanita Gray**, **Seth Boyden Elderly**, **John Draughan**, **Seth Boyden Elderly**, **Leroy Williams**, **Hayes Homes**, and NHA Commissioner **Wilnora Holman**, James C. White Manor.
- ✓ **Financing Your College Education:** Having big college plans sometimes means having big cash flow. Erlene B. Wilson, author of the New Book "the 100 Best Colleges for African-American Students" offers some leads. The State of New Jersey may also set aside financial aid for residents. To inquire, contact the State Office on Higher Education. The United Negro College Fund provides information about scholarships and financial aid programs at its 41 member schools. To inquire, contact The Educational Services Department, 500 E. 62nd Street, New York, NY 10021. You may also contact local women's groups and political, professional and social organ-



NHA Executive Director Harold Lucas addresses a group of 46 high school seniors who had the chance to see firsthand several works in progress the NHA has initiated. The students, who attend Immaculate Conception High School in Montclair, NJ, toured Archbishop Walsh Homes, a newly constructed development at 18th Avenue and Bergen Street and the Columbus Homes site where several buildings were recently demolished.

zations about scholarship and grant opportunities available to women and people of color. **Money-saving consideration:** Taking classes on a part-time basis at a local community college or university to lower tuition costs. Also many colleges offer weekend and degree programs to meet the special needs of working returning students — Submitted by Sonji Hightower of the Assistant Executive Director's Office

✓ **Annie Rose Johnston**, a resident of James C. White Manor, represented the state of New Jersey when she participated in a forum on the need for long-term health care with Congressional leaders in the nation's capital recently. Ms. Johnston, 82, was selected to participate in this historic event by HealthRIGHT, a health care reform advocacy group which sponsored a 16,000-mile "Speak Out America" tour of the 50 states last summer to give the people a voice in the health care debate. HealthRIGHT made its only New Jersey stop at James C. White Manor and the comments of the participants were part of a national video petition that was presented to President and Hillary Clinton.

✓ A golfing congratulations to **Saidi Nguvu**, housing manager at Hyatt Court, who, using a pitching wedge, recorded a hole-in-one on the 101-yard fifth hole at Weequahic Golf Course recently. His playing partners were NHA Commissioner Zimmerman Smith, Willie Wright, NHA purchasing division, and Nathaniel Harris, of Nat West Bank.

✓ In recognition of Newark Housing Authority (NHA) Commissioner Wilnora Holman's commitment to the NHA and the city of Newark, the Board of Commissioners recently approved a resolution that conferred on her the title of vice chairperson emerita at a regular board meeting. "Ms. Holman's longstanding community service embodies effective leadership coupled with integrity, humility, compassion and dignity which we should all emulate." the resolution stated.

Ms. Holman has served as vice chairperson of the board since May 1993.

✓ The NHA's Purchasing, Payroll and Inventory Control Divisions recently made donations to help beautify the NHA's Baxter Terrace complex. Initiated by long-time Baxter Terrace resident Gloria Ramsey and Louise Williams, tenant association president, the effort at improvement has resulted in the planting of grass, flowers and plants and has garnered the enthusiastic involvement of other residents who have helped spruce up the grounds.

✓ The Newark Housing Authority's (NHA) Drug Elimination Basketball Teams competed against their peers representing area public housing authorities in the 1994 Tri-State Drug Elimination Basketball Tournament held this past April in Trenton, NJ. The tournament is designed to provide alternative and constructive leisure activities for youths who reside in public housing while helping them to develop social skills, increase their self-esteem, encourage scholastic achievement and promote good sportsmanship. Each team is required to participate in a drug prevention seminar as part of their participation in the tournament. The NHA's team comprised of 10-12 year-olds won all three of its games and advanced to the finals held this past June. While prevailing against the Paterson Housing Authority in the championship games, the youngsters lost their second game. As for the 13-15 year-old division, the NHA's youth closed the season with a won loss record of 2-2. They also captured a spot in the finals, but were defeated by the Philadelphia Housing Authority. Nevertheless, the NHA considers all those who represented the NHA winners and commends NHA staffers who volunteered their time and effort on behalf of the teams. They are Teresa-Anne Hatchett, Oren Orr, Simon Jenkins, Delmore Washington and Julian Durrett Quinones.



The Newark Housing Authority's little league baseball team is enjoying the national pastime through its participation in the Central Ward Little League. The members, many of whom live at Scudder Homes and Stella Wright Homes, compete against six other little league teams which comprise the league. With the help of a generous donation from Sonny Cooper of Cooper's Deli, the team was fully outfitted in new uniforms. Pictured with the team are (right, front row) Oren Orr coach/manager, NHA Commissioner Gloria L. Cartwright and (back row) Joseph Faushee, chief of the security division.

EMPLOYEES OF THE MONTH



Helen Johnson, the NHA's communications operator, was selected Employee of the Month for September 1993. Ms. Johnson's primary duties include processing tenant requests for emergency maintenance service and dispatching the appropriate staff to make repairs at NHA complexes.

She uses her interpersonal skills to calm residents during difficult times and is undaunted when faced with obstacles. A resident of the NHA's Bradley Court complex, she enjoys watching television and bowling.



James Johnson, an NHA employee for 30 years, was named Employee of the Month for September 1993.

A communications operator for the past nine years, he works weekends and the midnight shift, responding to requests for emergency service, assigning staff to various NHA sites to complete repairs and preparing reports on oil consumption for NHA complexes and emergency repairs completed.

A resident of Union, NJ, he relaxes by watching professional football.



Anthony Cimolo, Jr., senior communications operator supervisor, was the

NHA's Employee of the Month for September 1993. He prioritizes and addresses all emergency calls for service, dispatches repairmen to NHA complexes and supervises building maintenance workers and repairmen who work on weekends and holidays.

Mr. Cimolo also responds to calls to repair an open elevator shaft and to provide emergency medical service for residents who suddenly become ill. A resident of Belleville, he unwinds by spending time with his family and fishing.



John Hemby, was named Employee of the Month for September 1993. A communications operator assigned to the midnight shift, he ensures that residents' calls for emergency assistance are answered, service is provided and the NHA operates smoothly. An affable person, Mr. Hemby said that he especially likes serving residents and ensuring that their service requests are addressed.

Mr. Hemby is a resident of East Orange. His interests include cooking, reading court briefs and watching court television.



Lee West, the NHA's purchasing agent, was the NHA's Employee of the Month for October 1993. In addition to supervising the procurement of supplies and materials for the NHA, Mr. West has developed and implemented various tracking systems, reassigned his staff to address specific areas, and instituted mechanisms which have resulted in a savings for the NHA as

well as a reduction in administrative costs and processing.

A photography buff, Mr. West enjoys watching professional sports. He and his wife live in Newark's South Ward.



Karl Harris, the NHA's insurance manager, was designated Employee of the Month for December 1993. Mr. Harris supervises the NHA's insurance operation, including claims settlement, risk management and underwriting. He has addressed the backlog of claims, negotiated with claimants, attorneys and insurance companies and worked collaboratively with local law enforcement and social service agencies.

A resident of East Orange, his interests include jogging, boxing, black theater and watching professional sports.



Ron Hale, the NHA's employee benefits specialist, was the NHA's Employee of the Month for December 1993. Mr. Hale has completed several tasks critical to the effective management of the NHA's insurance and risk management division. In addition to supervising the division, he has developed a fair and equitable broker selection process for the procurement of NHA's commercial insurance and identified and resolved problems in the division.

In his leisure, Mr. Hale enjoys chess, reading, swimming, bicycling and attending cultural events. He resides in East Orange, NJ.

EMPLOYEES OF THE MONTH



Doris Walters, the NHA's budget officer, was Employee of the Month for January 1994. She prepares the NHA's budget and maintains records on departmental expenditures, as well as verifies all resolutions and pre-bid authorizations to ensure the availability of funds and the appropriate account is charged. Working on special analysis projects, including union contracts and HUD-funded programs, also keeps her busy.

A professed gardening buff, she also likes to read "just about anything in print." She lives in Montclair, NJ.



Rose M. Pearson, coordinator of social services, was named Employee of the Month for February 1994. Ms. Pearson coordinates all activities for residents at Stephen Crane Elderties and Branch Brook Manor and networks with agencies throughout the state to generate services and programs for their benefit.

A registered nurse by profession, she shares her knowledge with seniors to help them become more aware of issues that affect their lives. In her spare time, she works with clients at a drug rehabilitation facility and serves as a member of various county and city committees.



Joseph Maloney, assistant chief of central maintenance, was the NHA's Employee of the Month for March 1994. He administers routine maintenance operations, including graffiti removal, extermination and the NHA's recycling program. In addition to supervising skilled tradesmen and night dispatchers, he ensures that steam and water main breaks are repaired and that cited violations in occupied apartments are corrected.

A certified pilot, he enjoys flying the Cessna 172, restoring his 1940 Buick, parasailing and riding motorcycles.



Rufus Fisher, the NHA's coordinating maintenance superintendent, was Employee of the Month for March 1994. As the supervisor of plumbers/steamfitters, Mr. Fisher gets the work done and often pitches in, especially during the harsh winter months when pipes burst and steam leaks occur. He also ensures that routine and emergency repairs are addressed, the proper materials are available and the work is inspected.

A resident of Newark, he is an avid bowler and enjoys travelling in his leisure.

NHA Executive Director Harold Lucas selected all **NHA employees** as Employee of the Month for June 1994. This recognition was given to NHA employees for several reasons. Salient among them were:

- * The removal of the NHA from the troubled housing list.

- * Accomplishing the requisite steps critical to the building and/or contracting of 659 new townhouses units throughout the city.

- * Achieving the long-awaited demolition of the first phase of Columbus Homes.

- * An effective boiler maintenance program that prevented the occurrence of major heating and hot water disruptions during the winter season.

- * An improved relationship between employees and residents as a result of initiatives such as the Partners In Pride Program, the pre-apprentice painters training program, the summer internship program for youth and the NHA Voices of Hope Mass Choir.

- * An enhanced image and greater employee pride as seen by the level of volunteer participation in various parades, as well as through publications and media perceptions.

Demolition of Columbus Homes (CONTINUED FROM PAGE 1)

At the ceremony preceding the implosion which was attended by federal, state and local officials, Harold Lucas, executive director of the NHA declared the Authority is changing the face of public housing in Newark and that the implosion of Christopher Columbus Homes is a major manifestation of that change.

"Columbus Homes, in its deteriorated condition, has presented an unwarranted negative image in the city of Newark and this demolition will eliminate that symbol forever," said Lucas. "We are literally changing the face of public housing here. It took a lot of determination by the NHA, in partnership with the city, state and federal government and tenants, to bring this demolition to fruition.

"In order to demolish Columbus Homes, we were required to build replacement housing and I am proud to say our replacement housing agenda is one of the foremost new construction programs in the nation and truly exemplifies the renaissance of the city of Newark."

In the last 18 months, under the direction of Lucas, the NHA has under construction and/or contract 659 new townhouse apartments as part of its plan to build 1,777 units over the next several years.

Lucas stressed that the NHA is moving toward fulfilling its mandate of providing low cost, quality public housing after years of inertia.

"We are becoming the housing of first resort in the city and our new scattered site townhouses are the neighborhood's most attractive housing," he said. "The new housing units stand in stark contrast to the free-standing, brick high-rise buildings, bleak and institutional with unconscionably high densities — housing that belongs to an earlier era in our society."

The NHA initially began closing buildings at the 1,556-unit Columbus Homes in 1972 (buildings 4 and 5) and consolidating tenants into the remaining buildings. Subsequently, the NHA closed buildings 6 and 7 in 1982, building 8 in 1984, followed by the closure of buildings 1, 2 and 3 in 1990.

"During the 1970s, the NHA invested millions of dollars of modernization funds to make physical improvements in the buildings that remained open. But despite the NHA's efforts to secure and maintain the buildings, the high density of large families and the design of the buildings contributed to a high incidence of crime and vandalism, rendering the complex nonviable," explained Lucas.

The demolition was undertaken by Mercer Wrecking Recycling Corp., of Trenton, NJ. Engineered Demolition of Minneapolis, MN, handled the explosives and Professional Planning and Engineering Corporation of Morris Plains, NJ, provided the engineering consultation.

The demolition of Columbus Homes generated extraordinary media coverage. All New York-New Jersey television stations carried the story, such as Channels 2, 4, 5, 7, 9, 11 and New Jersey Network (NJN); the CBS, NBC and ABC networks as well as Cable News Network (CNN), which broadcast the implosion to Europe, Asia and South America. Newspaper coverage was nationwide via the Associated Press (AP) and AP Photos, The New York Times and the Newark Star-Ledger featured it on page one, while the New York Daily News and a host of New Jersey dailies and weeklies picked up the story. The Philadelphia Inquirer featured the NHA in an editorial as did the prestigious *Andubon* magazine.



Shown (l. to r.) at the implosion of four buildings at Christopher Columbus Homes are Msgr. Joseph Granato, St. Lucy's Church, NHA Executive Director Harold Lucas, and Ace Alayna, publisher of the *Italian Tribune*. The NHA destroyed the public housing complex as part of a plan to get rid of failed high-rises and replace them with townhouses throughout the city.



Pushing the plunger to make way for new housing are (l. to r.) NHA Commissioner Lynell Robinson, Executive Director Harold Lucas, Commissioner Gloria Cartwright, Mayor Sharpe James and Councilman George Branch as fascinated onlookers watch.



Several youngsters comprising a group of 45 youths from Baxter Terrace recently shared a lighthearted moment before boarding the bus en route to the Metropolitan Museum of Art in New York City. The field trip was the first in a series of educational outings planned for the youngsters as part of the NHA's Drug Elimination Program. Also shown is Teresa Hatchett, analyst/grant applications (left), and Shakinah Davis, recreation aide.



NHA housing managers, along with representatives from neighboring public housing authorities, participated in a six-day training seminar on property management at the NHA's Branch Brook Park Manor. Conducted by the Institute of Real Estate Management and coordinated by B. Curtis Grayson, the NHA's training coordinator, the seminar concluded with an exam that enabled the participants to obtain their public housing management certification. Many thanks to the Branch Brook Park Manor staff, particularly to Dorothy Simpson, manager, for their assistance.



The Newark Housing Authority, in conjunction with Local 617, recently sponsored an orientation for NHA employees who are members of the union at Symphony Hall. The presenters included NHA Executive Director Harold Lucas, John Johnson, executive vice president of Local 617, and Joseph Mennella, the NHA's personnel officer. Lending a helping hand are the NHA's Personnel Department staff members (l.to r.) Kimberly M. Sessom, B. Karrenmah Rodgers and Levi T. Bohannon and Christina Vallarta, clerk typist, scattered sides.



Nine year-old Shawntay Brentley (left) and Ninja Rosario, 12, residents at Terrell Homes, recently presented James Sanders, a patient at University Hospital, with stuffed animals they helped make as part of a recreational activity while Stephanie Reese, family services worker, (center) looks on. Youngsters from Hyatt Court, Pennington Court and Terrell Homes also participated in the project, which was coordinated by Ms. Reese.



The NHA's Family Services Division's staff members (l.to r.) Peter Santos, Olufemi (Vincent) Olawale and Hollis Rogers help Nannie Fitts unload recreational equipment at Kretschmer Elderly. Ms. Fitts is the tenant association president at the complex.



Recently Commissioner Gloria L. Cartwright, chairperson of the NHA Board of Commissioners, served as guest speaker at the commencement exercises at the Camden Middle School. During her remarks to the nearly 175 graduates, Commissioner Cartwright encouraged them to "study hard, develop a thirst for knowledge, to dream the impossible and go for it!"